043.0	0006	0007.A	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	673,100	/	673,100
USE VALUE:	673,100	/	673,100
ASSESSED:	673,100	/	673,100

PROPERTY LOCATION

No	Alt No	Direction/Street/City
32		BEACON ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	DAY FRANK C JR & RUTH
Owner 2:	
Owner 3:	
Street 1:	32 BEACON ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry
Postal:	

NARRATIVE DESCRIPTION

This parcel contains .11 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1900, having primarily Aluminum Exterior and 1523 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 6 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	4800.000	221,900		451,200	673,100
Total Card	0.110	221,900		451,200	673,100
Total Parcel	0.110	221,900		451,200	673,100

Source: Market Adj Cost | Total Value per SQ unit /Card: 442.10 | /Parcel: 442.10

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 30549

GIS Ref

GIS Ref

Insp Date 11/27/18

!3686!

PREVIOUS ASSESSMENT

Parcel ID 043.0-0006-0007.A

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	221,900	0	4,800.	451,200	673,100		Year end	12/23/2021
2021	101	FV	215,000	0	4,800.	451,200	666,200		Year End Roll	12/10/2020
2020	101	FV	215,000	0	4,800.	451,200	666,200	666,200	Year End Roll	12/18/2019
2019	101	FV	176,800	0	4,800.	479,400	656,200	656,200	Year End Roll	1/3/2019
2018	101	FV	176,800	0	4,800.	349,700	526,500	526,500	Year End Roll	12/20/2017
2017	101	FV	176,800	0	4,800.	304,600	481,400	481,400	Year End Roll	1/3/2017
2016	101	FV	176,800	0	4,800.	259,400	436,200	436,200	Year End	1/4/2016
2015	101	FV	166,400	0	4,800.	253,800	420,200	420,200	Year End Roll	12/11/2014

PRINT

Date	Time
12/29/21	23:27:20

LAST REV

Date	Time
04/09/19	14:43:50
apro	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 3686

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
	9678-578		1/1/1901	Family		No	No		N

USER DEFINED

Prior Id # 1:	30549
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
6/26/1995	357	Manual	4,000					WINDOWS/DOORS

ACTIVITY INFORMATION

Date	Result	By	Name
11/27/2018	MEAS&NOTICE	HS	Hanne S
1/20/2009	Meas/Inspect	345	PATRIOT
10/31/2000	Hearing Chag	189	PATRIOT
2/16/2000	Mailer Sent		
2/16/2000	Meas/Inspect	197	PATRIOT
8/18/1993		PC	PHIL C

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		4800		Sq. Ft.	Site		0	80.	1.18	1									451,200						451,200	

Total AC/HA:	0.11019	Total SF/SM:	4800	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total: 451,200	Spl Credit	Total: 451,200

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	15 - Old Style		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	3 - Aluminum		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1900	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:	8 - Plyw Panel	20	%
Partition:	T - Typical		
Prim Floors:	4 - Carpet		
Sec Floors:	3 - Hardwood	30	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	FA - Fair-Avg	35.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
Total:		35.6	%

CALC SUMMARY

Basic $ / SQ:	135.00
Size Adj.:	1.35000002
Const Adj.:	0.98502624
Adj $ / SQ:	179.521
Other Features:	55000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	344548
Depreciation:	122659
Depreciated Total:	221889

COMMENTS

RESIDENTIAL GRID

1st Res Grid | Desc: Line 1 | # Units 1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals | RMs: 6 | BRs: 2 | Baths: 1 | HB

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	2	
Totals			
1	6	2	

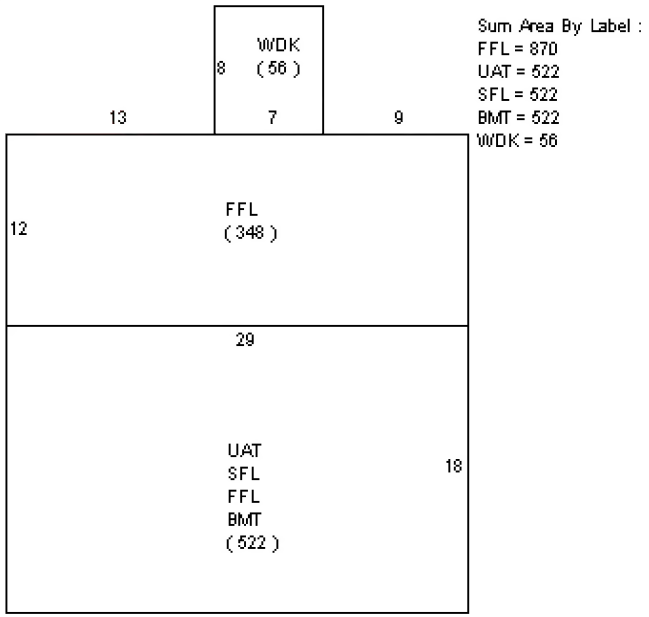
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ: | AvRate: | Ind.Val

Juris. Factor:		Before Depr:	179.52
Special Features:	0	Val/Su Net:	105.62
Final Total:	221900	Val/Su SzAd	159.41

SKETCH



Sum Area By Label :
FFL = 870
UAT = 522
SFL = 522
BMT = 522
WDK = 56

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	870	179.520	156,183
BMT	Basement	522	53.860	28,113
SFL	Second Floor	522	179.520	93,710
UAT	Upper Attic	131	81.680	10,660
WDK	Deck	56	15.760	883

Net Sketched Area: 2,101 | Total: 289,549

Size Ad 1392 | Gross Area 2492 | FinArea 1523

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
UAT	100	FLA	100	P	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make: | Model: | Serial # | Year: | Color:

SPEC FEATURES/YARD ITEMS

PARCEL ID

043.0-0006-0007.A

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
1	Metal Shed	D	Y	1	8X9	A	AV	1980	0.00	T	31.2	101						

More: N | Total Yard Items: | Total Special Featues: | Total: